



Positioned to Thrive



2017 Economic Development Annual Report

About Lakeville, Minnesota

The ideal combination of historic charm and modern convenience, Lakeville is a thriving city comprised of family-oriented neighborhoods, vibrant businesses, and successful community partnerships. Working together, education, commerce, and local government have built a dynamic city offering a wide-array of shopping, housing, and business development opportunities. Our parks, lakes, and award-winning schools are alive with countless cultural, recreational, educational, and leisure activities. Lakeville is ideally positioned for easy access to the Twin Cities' numerous regional amenities and attractions. From a historic downtown to industrial and high-tech business parks, Lakeville continues to attract quality growth while maintaining the small-town feeling and high quality of life that makes it exceptional.

Community Values

Diversified Economic Development

We value the stability and independence provided by a strong, diversified local economy.

Good Value for Public Services

We value high-quality public services delivered cost effectively.

Safety Throughout the Community

We value living in a community where people feel safe everywhere they go.

Design That Connects the Community

We value a well-designed community and we place a priority on development that enhances connectivity and accommodates our changing needs.

High Quality Education

We value and are committed to high quality education that sets us apart.

A Home for All Ages and Stages of Life

We value living options for people of all ages and stages of life.

A Sense of Community and Belonging

We value the sense of belonging that comes from our traditions and institutions, and we strive to support and preserve them.



Lakeville Demographics

Population: **61,938***

Population change since 2010: **10.6%***

Median Household Income: **\$95,130****

Median Home Value: **\$246,000****

Median Age: **35.2****

Unemployment in Lakeville: **2.1%*****

Number of Businesses in Lakeville: **1,126******

*Source: U.S. Census Bureau, Population Estimates Program (PEP), 2016

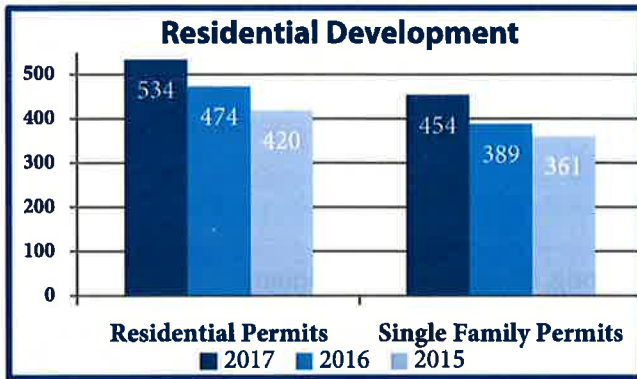
**Source: U.S. Census Bureau, 2011-2015 5-Year American Community Survey

***Source: MN DEED, Local Area Unemployment Statistics – November 2017

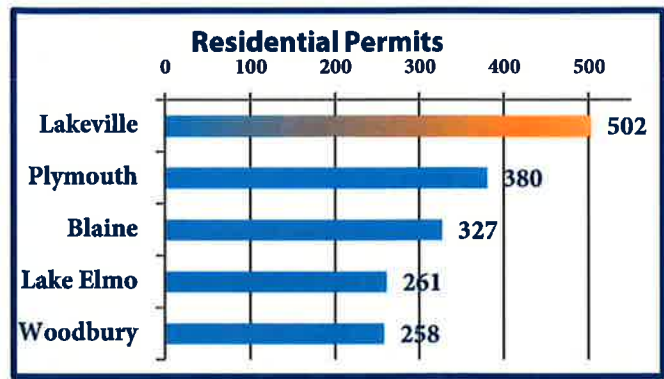
****Source: MN DEED, Quarterly Census of Employment and Wages – Q2 2017

Residential Growth

The City of Lakeville experienced a year of record breaking development activity in 2017. The City issued building permits with a total valuation of over \$270 million, which is the highest building permit valuation in the City’s history. The City issued 534 residential permits in 2017; of those 454 were single-family homes. According to the Builders Association of the Twin Cities, Lakeville led the Minneapolis-St. Paul Metropolitan area for residential permits ahead of Plymouth, Blaine, Lake Elmo, and Woodbury. This is the fifth year in a row that Lakeville has led the metro area. The City ranked second place in number of residential units in 2017 (with 846), behind Minneapolis (with 1,368).

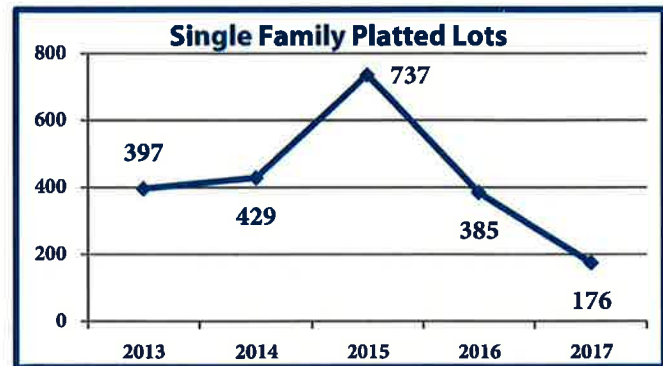


Source: City of Lakeville, as of 12/31/2017

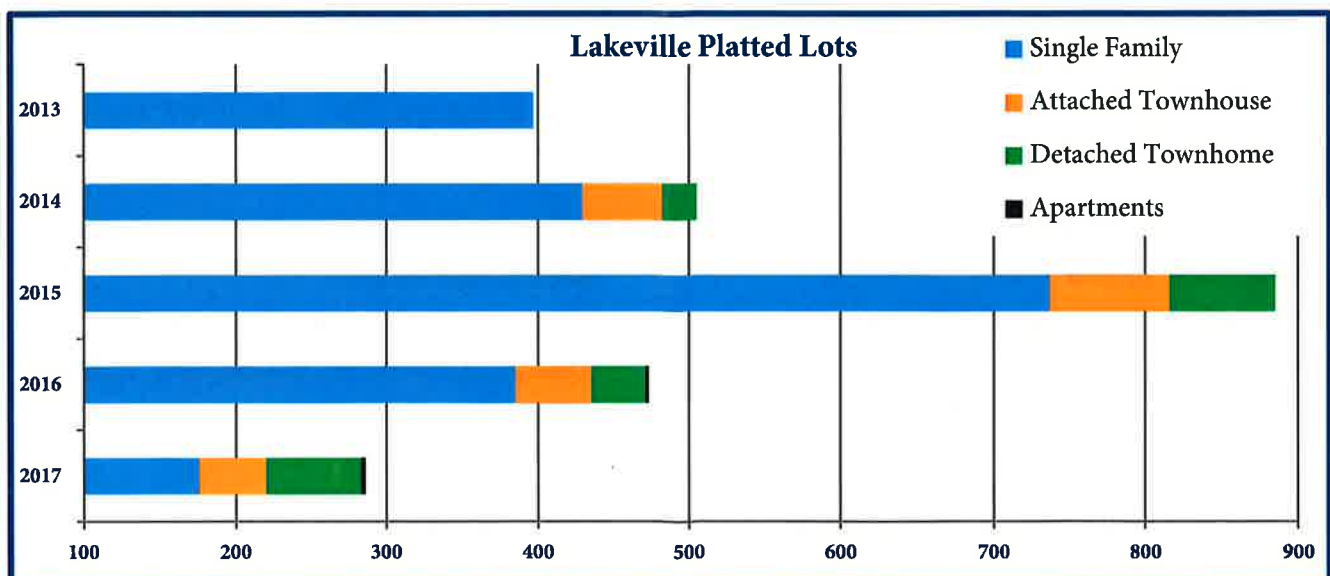


Source: Builders Association of the Twin Cities, December 2017

Lakeville also saw an increase in interest for multi-family home developments. In 2017, three building permits for apartments were issued totaling 315 additional units. These included Avonlea Green Village (146-unit market rate apartments), Lakeside Flats (120-unit market rate apartments) and Lakeville Pointe (49-unit attainable workforce apartment project).



Source: City of Lakeville, as of 12/31/2017



Commercial Development

Constructed in 2017

- **Schneiderman's**
 - A new 112,000 square-foot furniture showroom located at 16751 Kenyon Avenue. This project was the highest valued building permit issued in 2016.
- **Christian Heritage Academy**
 - The new 28,444 square-foot private elementary and middle school is located at 7320 175th Street W.
- **The Moments**
 - A new 20,000 square-foot building located at 16258 Kenyon Avenue. The Moments specializes in all-inclusive dementia and Alzheimer's care.
- **PetSmart**
 - A new 18,000 square-foot retail store, specializing in pet-related products and services, located at 16001 Elmhurst Lane.
- **Rainbow Child Care Center**
 - A new 10,000 square-foot child care facility located at 19881 Idealic Avenue. This is Rainbow's first location in Minnesota.
- **McDonald Eye Care Associates**
 - The new 6,772 square-foot building is located at 20094 Kenwood Trail. This construction included teardown of the existing clinic and was in conjunction with the expansion of County Road 50.
- **Taco Bell**
 - A new 2,800 square-foot restaurant located at 16085 Elmhurst Lane, near the Hy-Vee grocery store and PetSmart.
- **Christian Brothers Automotive**
 - The new auto services business constructed a 5,000 square-foot building at 17470 Dodd Boulevard.
- **Lakeview Bank**
 - The bank, located at 9725 163rd Street, added 2,105 square feet to the existing building.
- **Caribou Coffee & Einstein Bros. Bagels**
 - A new 2,700 square-foot restaurant was built at 17880 Kenwood Trail. The location includes a drive-through and outdoor patio.



Under Construction

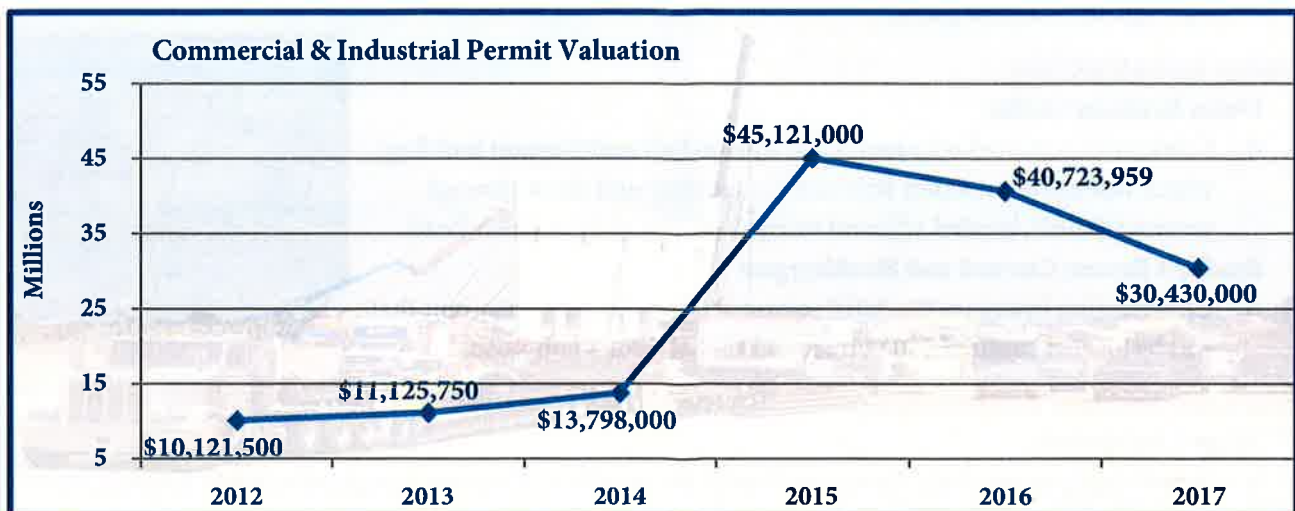
- **Dunn Brothers Coffee**
 - Construction started on a new 9,360 square-foot multi-tenant building, which will include a Dunn Brothers Coffee shop and drive-through service window, located adjacent to Hy-Vee, east of Pilot Knob Road.
- **Freddy's Frozen Custard and Steakburgers**
 - Construction began on the 3,010 square-foot on the new restaurant that will be located south of 160th Street and east of Pilot Knob Road.



New Commercial Businesses

- **Align Chiropractic**
 - A new chiropractic clinic, featuring structural corrective chiropractic, located at 16301 Kenrick Avenue.

- **Bowlero Lakeville**
 - Newly remodeled bowling alley, arcade and entertainment destination located at 11129 162nd Street.
- **Emagine Lakeville**
 - Newly remodeled movie theater (formerly Muller Family Theatre) located at 20653 Keokuk Avenue. Emagine offers a wide variety of new concessions and a full bar.
- **EXIT Realty Leaders**
 - The newly remodeled full-service real estate franchise opened at 20765 Holyoke Avenue (in the former Ben Franklin building).
- **Gander Outdoors**
 - The newly remodeled outdoor outfitter opened at 16861 Kenyon Avenue (in the former Gander Mountain building).
- **Hypointe Childcare**
 - A new child care center moved into the newly remodeled building located at 8755 Upper 208th Street in downtown Lakeville.
- **Invigorate Chiropractic**
 - A new chiropractic clinic, featuring Torque Release Technique, opened at 18449 Orchard Trail.
- **Lakeville Advanced Dental Care**
 - A new dentist office that focuses on using advanced dental technology opened at 17600 Cedar Avenue.
- **Lakeville Family Pet Clinic**
 - A new pet clinic located at 17510 Dodd Boulevard at the intersection of Dodd and Cedar Avenue.
- **MedExpress Urgent Care**
 - A new urgent care clinic located at 7560 160th Street W, Suite 100, next to Walgreens.
- **Mowers to Blowers**
 - A new automotive shop that provides general automotive service, engine builds and race parts, located at 21225 Hamburg Avenue.
- **WaterWerks Car Wash**
 - A newly remodeled full-service car wash and detailing center located at 20275 Heritage Drive.
- **Zika Chiropractic**
 - A new chiropractic clinic, featuring the Gonstead technique, opened at 17652 Kenwood Trail.



Industrial Development

Launch Park I

- 286,000 square-foot, multi-tenant building
- Menasha Packaging occupies 150,000 square-feet
-



Interstate PowerSystems

- 82,000 square-foot new truck maintenance facility
- Created 100 new jobs



Globus Transport Inc.

- 48,000 square-foot warehouse facility
- General freight transportation company



Agape Mechanical

- 20,000 square-foot building
- Midwest HVAC, plumbing and electrical contractor



Dakota Truck

- 13,000 square-foot new truck and trailer maintenance facility
- Specialize in medium and heavy-duty truck repair



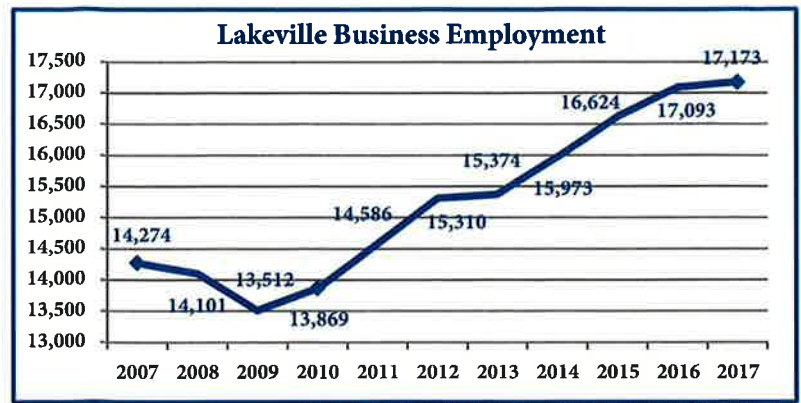
Bass Flexible Packaging

- 7,058 square-foot addition to existing building
- Expanded parking lot
- Specializes in printed and plain polypropylene bags and PVC shrinkable materials



Lakeville Business Employment

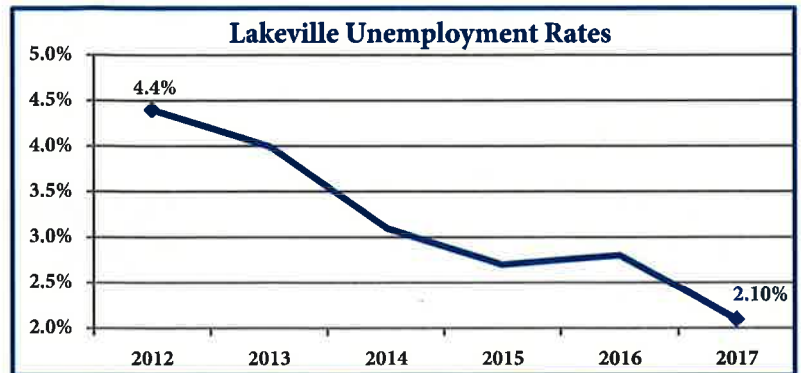
The number of jobs in 2017 was 17,173, which is a 20% increase since 2007. Current employment has far exceeded pre-recession levels (adding 3,661 jobs in eight years) and is a positive indicator which reflects the business growth occurring in the city.



Source: Minnesota Department of Employment and Economic Development, Quarterly Census of Employment and Wages. Data from Q2 of each year.

Unemployment

2017 saw continuation of a low unemployment rate for Lakeville's residents. In 2012, unemployment in Lakeville was 4.4% and has declined fairly steadily to 2.1% in 2017.



Source: Minnesota Department of Employment and Economic Development, Labor Market Information Office, Local Area Unemployment Statistics

Planning for the Future

In 2017, the City began the Downtown Development Guide Update process. This update will revisit the 2006 Downtown Development Guide and refresh the area's land use and vision, as appropriate, and guide future redevelopment opportunities. Community meetings about the guide update will be held in 2018 to inform the public about the process and receive input from community members and stakeholders.

In 2017, the City of Lakeville continued work on the 2018 Comprehensive Plan Update which reviews land use, parks, trails, open space, transportation, and other infrastructure plans.

County State Aid Highway (CSAH) 70, located on the southern edge of Airlake Industrial Park, is programmed for reconstruction in the County and City Capital Improvement Programs (CIPs). The project will expand 3.7 miles of CSAH 70 from Kenrick Ave/Kensington Blvd to Cedar Ave from a two-lane roadway to a divided four-lane highway. The project will utilize federal funds from the Minnesota Highway Freight Program (2020) and the Dakota County Transportation Sales and Use Tax Transportation Improvement Program. Project design starts in 2018 with construction beginning in 2020.

David Olson
Community & Economic Development Director

dolson@lakevillemn.gov
www.lakevillebusiness.com